

The Yuma County Board of Adjustment met in a regular session on March 21, 2023. The meeting was held at Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:00 p.m., Chairman Saltzer convened the Board of Adjustment meeting. Board Members present: Tim Eisenmann, Neil Tucker, Eric Saltzer, Rosalie Lines and Joe Harper. Others present: Planning Director Maggie Castro, AICP; Associate Planner Jesus Carrillo; Deputy County Attorney Minda Davy and PZ Commission Admin Specialist Amber Kelly.

PLEDGE OF ALLEGIANCE: Chairman Saltzer led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment Regular meeting minutes of February 21, 2023.

MOTION (Lines/Harper): Approve as presented.

ROLL CALL VOTE: Eisenmann – AYE; Tucker- AYE; Saltzer- AYE; Lines- AYE; Harper- AYE.
The motion carried 5-0.

ITEM No. 4: Variance Case No. 23-02: Roger Hemp requests a variance from the Yuma County Zoning Ordinance, Section 609.05—Principal Building Setback Requirements, to allow a side yard setback of three feet and a rear yard setback of eight feet, on a parcel 7,194 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-31-084, located at 12804 South Ironwood Drive, Yuma, Arizona.

Associate Planner Jesus Carrillo presented the staff report recommending approval of Variance Case No. 23-02 based on:

1. Staff finds approval of this request may not have adverse effects on public health, safety, and welfare.
2. Staff finds approval of this variance does not confer a special privilege since the current condition of the structure was not created by the applicants.
3. Staff finds this request does not appear to have a negative impact on the neighborhood.

If the Board of Adjustment approves this variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.
2. The owner shall obtain a change of occupancy permit within 180 days of approval by the Board of Adjustment and shall meet the requirements of the 2018 International Residential Code.
3. Approval of this variance is based on the site plan submitted. Any deviation from the site plan will require approval of a new variance by the Board of Adjustment.

Board Member Tucker inquired if the structure had any exception when it was previously built.

Associate Planner Jesus Carrillo explained in 1999 the setbacks for accessory structures were three feet. He stated the applicant wants to change the occupancy of the existing structure into livable space and bring the property into compliance.

Chairman Saltzer opened the public hearing.

Roger Hemp, 13674 East 47th Drive, Yuma, Arizona, applicant, stated he inherited the property and was willing to do what he needed to do to bring the property up to code.

There being no one else to come forward, Chairman Saltzer closed the public hearing.

Board Member Eisenmann inquired about the location of the property.

Associate Planner Jesus Carrillo explained in detail the location of the property.

Board Member Eisenmann inquired if the property was related in any way to the marine base.

Board Member Tucker stated no.

MOTION (Lines/Tucker): Approve Variance Case No. 22-11 subject to staff recommendations.

ROLL CALL VOTE: Eisenmann – AYE; Tucker- AYE; Saltzer- AYE; Lines- AYE; Harper- AYE.
The motion carried 5-0.


ITEM No. 5: Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:13 p.m.

Approved and accepted on this 18th day of April 2023.


Eric Saltzer, Chairman

ATTEST:


Maggie Castro, AICP, Planning Director